

PH Annual Board Meeting  
Tuesday, November 19, 2024  
Start time: 6:06 pm

**The budget meeting was called to order by Board President Deanda at 6:06 pm**

- Board Member Benedict confirmed that sufficient notice for this meeting was sent via USPS to each homeowner

Treasurer Report

- Board Member Johnston noted that in 2024, there were significant financial impacts to the community, such as the Special Assessment for the May 2023 hailstorm and subsequent insurance rates increasing from \$125,000 to \$800,000 annually.
- Board Member Johnston stated that the HOA reserve funds have been replenished and are fully funded and that he was able to restore proper account segregation
- Board Member Johnston also stated that the 2025 budget, the monthly dues would remain the same until the Board is able to close the insurance claim and go back out to market for a lower cost policy.
- President Deanda reviewed Article 3.6.1 and 3.6.2 of the Association Declarations whereby it is stated that the budget can be rejected by the homeowners should there be at least 75% of homeowners present in the budget meeting. Board Member Benedict confirmed that 75% of all homeowners were not present. As such, President Deanda announced that the Board of Directors had adopted the 2025 budget and given there is not significant attendance to reject the budget, the 2025 budget is now ratified.

The Budge Meeting was adjourned at 6:12 pm

**The annual meeting was called to order by Board President Deanda at 6:12 pm**

- Board Member Benedict confirmed that sufficient notice for this meeting was sent via USPS to each homeowner
- Board Member Benedict also confirmed that a quorum was present

Report from the President

- President Deanda explained that the annual meeting, unlike the board member meetings is the homeowners' meeting and as such previous annual meeting minutes can only be approved by the homeowners. Annual meetings cannot be combined with a board of directors meeting. Because the 2023 annual meeting was not segregated out as an annual meeting only, we do not have 2023 annual meeting minutes to approve. Next year, the homeowners will approve the 2024 annual meeting minutes and they will be sent out in the annual meeting packets ahead of time.
- President Deanda provided an update on the 3<sup>rd</sup> party assessment of roofs by Alliance Consulting for Phase I and Phase II of the R3NG roof repair project as the result of the May 2023 hailstorm.
- President Deanda cited the following information from the Alliance report on Phase I
  - Roofs worked on by R3NG in Phase I continue to have issues with radon fans, shingled over dryer vents, and significant problems with flashing and gutters that

R3NG is working to resolve. Homeowners were encouraged to not ignore communications from the HOA if their radon fans were noted as not functional during their attic inspections. Homeowners were asked to reach out if they needed help having their radon systems checked.

- Non-repaired roofs from Phase II were assessed by Alliance to be in better condition than those in Phase I and as such it is imperative that we focus on repairing Phase 1 homes. There are also concerns about engaging R3NG to begin work on Phase II given the poor workmanship and issues with Phase 1.
- While the report from Alliance has been reviewed for Phase I, the report for Phase II is still under legal review and cannot be released at this time.
  - The HOA legal team from Western Law has requested that other legal representatives with expertise in insurance law and construction defect review the Alliance report and our situation with Phase 1 and Phase 2 roofing repairs.
  - It was advised by legal counsel that the Board contact no less than 3 general contractors with expertise in roofing and windows to assess current state of Phase II homes and all windows to allow for other expert opinions.
  - These contractors will be in NII and NIV over the next several months.
- President Deanda confirmed that R3NG will be back on the property over the next several months working on repairs. The board is working closely with R3NG to get these repairs completed as quickly as possible to stabilize the Phase 1 roofing structures before bad weather sets in.

#### Report from Board Member Benedict

- Board Member Benedict shared that he continues to work with the city of Aurora regarding the addition of a traffic light at Chambers and E Crestline Drive.
  - City Public Works – Traffic representatives continue to say that we do not meet criteria based on national studies.
  - They also state they must follow certain criteria to not jeopardize federal funding.
  - Board Member Benedict stated that he is working with Aurora City Council member Angela Lawson on these issues; next week, Board Member Benedict and other members of the board will meet with Ms. Lawson along with the Aurora Public Works Traffic Control manager regarding the increased accidents, speeds, and volume of drivers in hopes of getting more awareness and support for our situation.

#### Homeowner Education: Pat Wilderotter, Insurance Broker Representative from CCIG

- Ms. Wilderotter provided a brief bio and asked all of the homeowners present to look at the Insurance Newsletter that was handed out at registration; she encouraged homeowners to share the newsletter with their personal insurance representatives
- She encouraged homeowners to look into the following coverage:
  - HO6 policy of at least \$50,000 for loss assessment, which is estimated to cost \$150.00 per year
  - HO3 policy for single family homes (should be discussed with personal insurance representatives)
  - Insurance for personal possessions in the home (electronics, clothing, equipment, etc.)
  - Homeowners who rent should look into an extension, endorsement, or landlord policy, which is estimated to cost \$150.00 to \$200.00 per year

- Ms. Wilderotter called out that in 2023 and part of 2024, the wind/hail deductible on the HOA insurance was 5%, but for the second half of 2024 and into 2025, the deductible is up to 10%; she encouraged homeowners to take that into consideration when purchasing HO6 insurance.

#### Questions from Homeowners regarding Insurance:

- A homeowner asked if there is a difference between loss assessment and special assessment and if they needed coverage for both
  - Ms. Wilderotter differentiated the two as the loss assessment is carried on your HO6 policy and is meant to cover any special assessments imposed by the HOA. A special assessment is usually charged by the HOA and covers unexpected costs or expenses such as major repairs due to a natural disaster, fire, etc. to homes within the community and common areas where the HOA is required to make repairs.
- A homeowner asked if Neighborhood 1 needed a supplemental policy since they are single family homes in that neighborhood.
  - Ms. Wilderotter shared that single family homeowners can speak with their insurance representatives about carrying an HO3 policy for special assessments by the master HOA.

#### **Election of Open Board Positions**

- Board President Deanda reiterated to the homeowners that there are two open positions on the Board; Neighborhood 1 representative and At Large representative; it was noted that the bios for those running for the open position were in the documents that were sent with the meeting notification
  - Board President Deanda shared expectations of the incoming Board members in that the time commitment has increased from what was expected of previous board members due to increased issues such as roofs, insurance, wetland erosion (meeting with Federal, State, and City officials along with the Metro District Board), updates to governing documents (Bylaws, Declarations, alignment with CCIOA laws)
- Board President Deanda informed the homeowners that only neighborhood 1 could vote for their representative (Jim Benedict – 3-year term), but everyone could vote for the At Large representative (Roman Levin and Samit Shah – 1-year term)
- Candidate Levin was unable to attend the meeting; candidate Shah addressed the homeowners and provided his background before voting started
- Candidate Benedict also provided his background before voting started
- Board President Deanda called for floor nominees; seeing none, the anonymous ballots were collected and counted by members of the community who were not affiliated with the current Board members or the candidates in any way
- Board President Deanda announced the new elected board members as follows:
  - Neighborhood 1: Jim Benedict
  - At Large: Samit Shah

#### **Open Forum: Questions from Homeowners**

- Board President Deanda opened the floor to questions / comments from homeowners
- A homeowner shared that they are using the Aurora Access app to report traffic incidents on Chambers and E Crestline Drive; they encouraged homeowners to get the app and start

reporting what they are experiencing or to request a specific turn-lane in order to add pressure to invite changes

- A homeowner expressed appreciation for the pool budget being reduced by \$25,000 due to not hiring someone to maintain it
- A homeowner expressed frustration that compared to 1 year ago (November 2023 Annual meeting), there has been little progress in pulling the community out of the special assessment, increased dues, and increased insurance issues and asked what action is being taken to work on these issues; the homeowner also shared concern about homes on the market in the community that are selling for under market value, or not being sold due to high HOA fees
  - Board President Deanda stated that there is a legal team involved with the Board to work on all of the issues and that progress is going as quickly as possible
  - For Phase II of the project, Board President Deanda stated that given the year-long ongoing issues with Phase I, it is advisable that the board seek other bids and/or opinions for Phase II roof repairs and all windows.
- A homeowner asked when they could receive the report from Alliance on her building.
  - Board President Deanda stated that Board is taking immediate action on the Phase I report and is working with R3NG to make the appropriate repairs quickly.
  - Board President Deanda also stated that the report for Phase II is still under review by the legal team, who are engaging experts in this area to advise
- A homeowner asked if the value of each paired home has increased from the date of the special assessment and how that impacted the assessment.
  - Board President Deanda confirmed that the special assessment was based on the home value at the time of the assessment and that should there be another similar claim, that assessment would be based on the current home value providing the claim is for wind/hail damage or conditions that take the home value into consideration as part of the deductible.
  - She also stated that the special assessment for the May 2023 hailstorm was based on a 5% hail / wind clause in insurance, but now there is a 10% hail / wind clause in effect that will impact any special assessments moving forward for hail/wind damage.
- A homeowner asked if they paid their special assessment in full, can they get reimbursed at this time until work on their home is completed.
  - Board President Deanda stated that money cannot be returned at this time.
- Same homeowner expressed frustration with lack of transparency with the current board and is concerned that the community is not receiving the information transparently.
  - Board President Deanda assured the homeowners that there is no lack of transparency, and that information would be forthcoming as advised by legal counsel as it pertains to the roofing project.
  - She also noted that our current situation is very complex and it is imperative that the board moves forward cautiously and as advised by those with expertise in these areas.
- A homeowner also thanked the current Board for their leadership.
- A homeowner inquired if any increase in cost of materials would come into play for Phase II due to the extended time it is taking to repair the roofs
  - Board President Deanda shared that this is a concern and one of the reasons we are asking other contractors to bid Phase II and the windows. This is also why legal

counsel is suggesting that we are careful not to react to one opinion as to the work required to finish the roofing project.

- She also noted that it is Alliance's opinion that the roof shingles were not faulty or part of any recall as was suggested by a homeowner in a previous meeting.
- A homeowner asked if the contractor had been paid in full.
  - Board President Deanda noted that R3NG had been previously paid 1.4 million dollars, which was payment in full for Phase I roofs only.

Board President Deanda invited homeowners to reach out to her or any other member of the Board at any time through email, phone, or request of in-person meeting. She also encouraged homeowners to let the Board know if they are experiencing any leaks or issues in the homes.

The Annual Meeting was adjourned at 7:46 pm